

# Exhibit A

CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF KINGS

—X—

GLORY OF GOD GLOBAL MINISTRY INC.,

Index #

Petitioner-Tenant

**VERIFIED PETITION IN  
SUPPORT OF AN ORDER  
TO SHOW CAUSE**

against

To Restore to Possession  
[RPAPL § 713 (10)]

5904 FOSTER AVENUE TRUST,

Respondent-Owner

Petitioner's Address:

—X— 5904 Foster Avenue  
Brooklyn, New York 11234

1. I, Petitioner, GLORY OF GOD GLOBAL MINISTRY INC. ("Petitioner") am the lawful occupant of the space listed above as Petitioner's address and have been in possession of 5904 Foster Avenue, Brooklyn, New York 11234 ("Space") since 2014.
2. Respondent, 5904 FOSTER AVENUE TRUST ("Respondent") is the owner of the Space and is in possession of the Space at this time.
3. Respondent unlawfully or with force entered the Space or Respondent remained in possession of the Space unlawfully or with force, keeping me from possession.
4. Respondent did the above on December 14, 2022 at 8:00 p.m.
5. Respondent continues to keep me from possession.
6. Respondent or Respondent's predecessor in interest did not quietly possess the Space for three (3) years before Respondent entered or remained in possession of the Space unlawfully or with force.
7. When Respondent took over the Space, I physically occupied the Space peaceably or I had a right to occupy the premises because of a lease or other legal basis. **No court**

**order exists directing me to stay away from the Space, including any restraining orders or orders of protection.**

8. I request that the court enter a judgment:
  - a) Awarding and restoring me to possession of the Space pursuant to RPAPL § 713 (10);
  - b) Providing for the issuance of a warrant of eviction immediately, together with costs and disbursements; and
  - c) Awarding me triple damages pursuant to RPAPL § 853; and
  - d) Finding Respondent's acts constitute commercial tenant harassment pursuant to § 22-902 (7) and awarding damages.
9. I also request that the court give me permission to serve these papers in person, and such other relief as this Court deems proper.
10. No prior application has been made for the relief sought in this document.

VERIFICATION

STATE OF NEW YORK )

) ss.:

COUNTY OF NEW YORK )

Nicholas G. Yokos, one of the attorneys for the Petitioner herein, hereby affirms under the penalties of perjury and pursuant to CPLR 2106 that I have read said Petition and knows the contents thereof; and that upon information and belief the contents thereof are true. The source of affirmant's information and belief are oral statements, books and records furnished by the Petitioner, its agents and/or employees and materials contained in my office files. The reason this verification is made by counsel is because RPAPL 741 authorizes same.

Dated: New York, New York  
December 15, 2022

*Nicholas G. Yokos*

---

Nicholas G. Yokos, Esq.  
Attorney for Petitioner

CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF KINGS

—X—

GLORY OF GOD GLOBAL MINISTRY INC., Index #  
Petitioner-Tenant

against

**ORDER TO SHOW CAUSE  
TO BE RESTORE TO POSSESSION  
(NO EXISTING PROCEEDING)**

5904 FOSTER AVENUE TRUST,

Respondent-Owner

—X—

UPON reading and filing the affirmation of Nicholas Yokos, Esq., dated the 15<sup>th</sup> day of December 2022, the affidavit of Funmi Williams sworn to on December 15, 2022, and the exhibits annexed thereto in support and upon all of the proceedings and pleadings heretofore had herein,

LET 5904 Foster Avenue Trust (“Respondent”) or its attorney, Richard L. Yellen & Associates, LLP, SHOW CAUSE before one of the Judges of this Court at a Part 52, Room 603 on the 21 day of Dec 2022 at the Courthouse located at 141 Livingston Street, rm. 603, Brooklyn, NY at 9:30 am in the forenoon of that day or as soon thereafter as counsel can be heard WHY an Order should not be entered pursuant to RPAPL §713(10) and/or RPAPL §853 and/or § 22-902 (7):

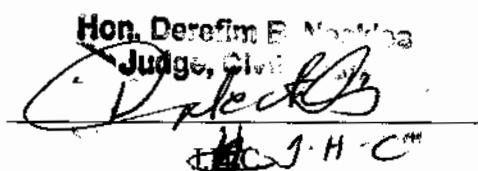
1. Restoring Petitioner to possession forthwith; and,
2. Finding Respondent’s actions constitute an unlawful eviction; and
3. Scheduling a hearing to determine Petitioner’s treble damages; and

4. Finding Respondent's actions constitute commercial tenant harassment and awarding Petitioner damages; and
5. For such other and further relief as may be just under the circumstances.

**PENDING THE HEARING** of the instant Order to Show Cause, **LET** all proceedings on the part of the Respondent, and its agent to re-rent, or remove possessions from the subject premises be stayed; and

**SUFFICIENT CAUSE THEREFOR APPEARING, LET** service of a true copy of this Order by overnight courier together with the exhibits annexed thereto upon Respondent's counsel, Richard L. Yellen & Associates LLP, 111 Broadway, Suite 1403, New York, New York 10006, by 12/19/22 be deemed sufficient.

ENTER:

Hon. Dericim B. Mardaga  
Judge, Civil  
  
D. Mardaga  
J. H. C.

CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF KINGS

Index #

---

GLORY OF GOD GLOBAL MINISTRY INC.,  
Petitioner-Tenant

against

X  
**ATTORNEY AFFIRMATION  
IN SUPPORT OF PETITIONER'S  
ORDER TO SHOW CAUSE  
TO BE RESTORE TO POSSESSION**

5904 FOSTER AVENUE TRUST,  
Respondent-Owner

---

X

**NICHOLAS YOKOS**, an attorney duly admitted to practice before the Courts of the State of New York, does hereby affirm pursuant to Civil Practice Law and Rules (hereinafter "CPLR") §2106 and N.Y.C.R.R. §130-1.1(a), and the penalty of perjury as follows:

1. I am of counsel to the law firm of Kucker Marino Winiarsky & Bittens, LLP., attorneys for the Petitioner-Tenant, GLORY OF GOD GLOBAL MINISTRY ("Petitioner"), and as such I am fully familiar with the facts herein.

2. This affirmation along with the affidavit of Fumni Williams (the "Williams Affidavit") are respectfully submitted in support of Petitioner's order to show cause pursuant to RPAPL §713(10) and/or RPAPL §853 and/or § 22-902 (7): (i) restoring Petitioner to possession forthwith; and (ii) finding 5904 FOSTER AVENUE TRUST ("Respondent") actions constitute an unlawful eviction; and (iii) scheduling a hearing to determine Petitioner's treble damages; and (iv) finding Respondent's actions constitute commercial tenant harassment and awarding Petitioner damages; and (v) for such other and further relief in favor of Petitioner as this court may deem just and proper in the circumstances.

3. Here, Petitioner was deprived of possession of the commercial premises located at 5904 Foster Avenue, Brooklyn, New York 11234 ("Subject Building") without legal process and is entitled to be restored immediately to possession of the Subject Building as well as to damages

resulting from this extra-judicial eviction.

4. In or about 2014, Petitioner took possession of the Subject Building pursuant to its relationship with Triple C's Venture, LLC ("Triple C"). Triple C was formerly the deeded owner of the Subject Building. *See* Williams Affidavit. An attorney certified copy of the deed reflecting Triple C as owner of the Subject Building is annexed hereto as **Exhibit "A"**.

5. Indeed, Triple C and Petitioner believe they were the victims of a fraud perpetrated by Respondent with respect to transfer of ownership of the Subject Building and are taking steps to pursue appropriate relief through the Supreme Court of the State of New York, County of Kings.

6. Notwithstanding, Petitioner has remained in continuous occupancy of the Subject Premises from 2014 until December 14, 2022 at approximately 8 p.m. when it was illegally evicted by Respondent.<sup>1</sup> *See* Williams Affidavit.

7. As Petitioner was in continuous possession of the Subject Building for more than thirty (30) days, legal process is mandatory before an eviction can occur.

8. Indeed, Respondent is well aware of this fact and has flagrantly violated the law, as Respondent sought an ejectment of Triple C from the Subject Premises in the Supreme Court of the City of New York, County of Kings in the action entitled NYCTL 2017-A Trust v. YYSB Trust, et al, under Index # 504666/18. Respondent's order to show cause for ejectment in that action was **denied** pursuant to an Order of the Court dated September 6, 2022 (Hon. Mark Partnow, J.S.C.). A true copy of the September 6, 2022 order is annexed hereto as **Exhibit "B"**.

9. Additionally, Respondent served a ten (10) day notice upon Petitioner and Triple C dated November 9, 2022, and seeking to recover possession of the Subject Building. Following

---

<sup>1</sup> Upon information and belief, the New York Police Department may have unlawfully aided and abetted Respondent's illegal December 14, 2022 eviction of Petitioner from the Subject Building in the absence of a judgment of possession, warrant of eviction, and/or writ of ejectment, in violation of Petitioner's civil and constitutional rights. *See* Williams Affidavit.

expiration of the notice, rather than seeking a judicial order permitting an eviction of Petitioner, Respondent instead acted in willful disregard of the law and committed an illegal eviction on December 14, 2022. A true copy of the November 9, 2022 notice is annexed hereto as **Exhibit "C"**.

10. The Supreme Court Order and the November 9, 2022 notice constitute *prima facie* and irrefutable acknowledgment by Respondent that Petitioner was in possession of the Subject Building.

11. Notwithstanding the claims of fraud Petitioner intends to pursue in Supreme Court, the current recorded deed for the Subject Building reflects that Respondent is the current owner of the Subject Building. An attorney-certified copy of the deed reflecting such is annexed hereto as **Exhibit "D"**.

12. Respondents did not obtain a judicial warrant of eviction and/or writ of ejectment before illegally changing the locks to the Subject Building on December 14, 2022. Respondents removed the Petitioner's locks and installed a new lock without providing keys to Petitioner. *See* Williams Affidavit. True copies of photographs reflecting such are annexed hereto as **Exhibit "E"**.

13. As set forth in the Williams Affidavit, no court proceeding or action led to any order authorizing the Respondent's changing of the locks, nor did Petitioner surrender possession of the Subject Building.

14. Furthermore, the Subject Building is home to a congregation which conducts Sunday services for hundreds of neighborhood members all of whom are now locked out of the Subject Building based upon Petitioner's illegal acts. *See* Williams Affidavit.

15. Upon information and belief, there has been no rental by Respondent to any third-party.

16. It is well settled law that a landlord may not attempt to evict a tenant without first

bringing a proceeding and obtaining a judgment of possession and warrant of eviction. Self-help is a tort and entitles the party wrongfully removed to damages. *See Romanello v. Hirschfeld*, 63 N.Y.2d 613, 614–15, 468 N.E.2d 701, 701 (Court of Appeals, 1984).

17. Furthermore, Respondent's acts constitute commercial tenant harassment pursuant to § 22-902 (7).

18. Moreover, self help violates New York City's Illegal Eviction law; to wit: §26-521 of the Administrative Code. This law serves the purpose of deterring landlords from improper harassment and intimidation to evict tenants.

19. Moreover, Real Property Actions and Proceedings Law §853 is very specific regarding damages for illegal lockouts and provides in pertinent part:

If a person is disseized, ejected or put out of real property in a forcible or unlawful manner,...he is entitled to recover treble damages in an action therefor against the wrongdoer.

20. Petitioner has been damaged and will continue to be damaged by the actions of the Respondent until its wrongful acts and conduct are enjoined and possession of the Subject Building is returned to Petitioner.

21. Based upon the foregoing, it is respectfully submitted that Petitioner's motion be granted in the entirety, and a hearing scheduled for damages.

22. No prior request has been made by Petitioner for the relief sought herein.

**WHEREFORE**, the Petitioner respectfully requests that this Court grant the Petitioner's Order to Show Cause in its entirety, together with such other and further relief as the Court deems just and proper.

Dated: New York, New York  
December 15, 2022

*Nicholas G. Yokos*  
\_\_\_\_\_  
Nicholas Yokos

CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF KINGS

Index #

GLORY OF GOD GLOBAL MINISTRY INC.,  
Petitioner-Tenant

against

X  
**AFFIDAVIT  
IN SUPPORT OF PETITIONER'S  
ORDER TO SHOW CAUSE  
TO BE RESTORE TO POSSESSION**

5904 FOSTER AVENUE TRUST,  
Respondent-Owner

X  
STATE OF NEW YORK )  
 ) ss:  
COUNTY OF KINGS )

**FUMNI WILLIAMS**, being duly sworn, hereby deposes and says:

1. I am a senior pastor and officer of GLORY OF GOD GLOBAL MINISTRY INC. (“Petitioner”) and a member of Triple C’s Venture, LLC (“Triple C”), the respective tenant-occupants and former deeded owners of 5904 Foster Avenue, Brooklyn, New York 11234 (“Subject Building”). As such, I am fully familiar with facts and circumstances set forth herein.
2. This affidavit is respectfully submitted in support of Petitioner’s cross-motion and in support of Petitioner’s order to show cause pursuant to RPAPL §713(10) and/or RPAPL §853 and/or § 22-902 (7): (i) restoring Petitioner to possession forthwith; and (ii) finding 5904 FOSTER AVENUE TRUST (“Respondent”) actions constitute an unlawful eviction; and (iii) scheduling a hearing to determine Petitioner’s treble damages; and (iv) finding Respondent’s actions constitute commercial tenant harassment and awarding Petitioner damages; and (v) for such other and further relief in favor of Petitioner as this court may deem just and proper in the circumstances.
3. In or about 2014, Petitioner took possession of the Subject Building pursuant to its relationship with Triple C’s Venture, LLC (“Triple C”). Triple C was formerly the deeded owner of

the Subject Building.<sup>2</sup> An attorney certified copy of the deed reflecting Triple C as owner of the Subject Building is annexed hereto as **Exhibit “A”**.

4. Notwithstanding Petitioner’s claims of fraud with respect to the deed to be pursued in Supreme Court, Petitioner has remained in continuous occupancy of the Subject Premises from 2014 until December 14, 2022 at approximately 8 p.m. when it was illegally evicted by Respondent.<sup>3</sup>

5. The Petitioner never vacated the Subject Premises or surrendered possession to the Respondent and it was a shocking and traumatic event when Respondent illegally changed the locks to the Subject Premises on December 14, 2022 without legal process. *See* Exhibit “E”.

6. This is particularly true since Respondent’s court attempt to seek an order of ejection against Petitioner in the Supreme Court of the City of New York, County of Kings in the action entitled NYCTL 2017-A Trust v. YYSB Trust, et al, under Index # 504666/18 was **denied** pursuant to an Order of the Court dated September 6, 2022 (Hon. Mark Partnow, J.S.C.). A true copy of the September 6, 2022 order is annexed hereto as **Exhibit “B”**.

7. Even more distressing is that the Subject Building is home to a congregation which conducts Sunday services for hundreds of neighborhood members all of whom are now locked out of the Subject Building based upon Petitioner’s illegal acts.

8. Myself, Petitioner, and our entire congregation are outraged that Respondent has taken the law into its own hands by changing the locks. My attorney advises me that we are entitled to immediate relief including treble damages and that Respondent’s actions also constitute commercial

---

<sup>2</sup> Triple C and Petitioner believe they were the victims of a fraud perpetrated by Respondent with respect to transfer of ownership of the Subject Building and are taking steps to pursue appropriate relief through the Supreme Court of the State of New York, County of Kings. *See* Williams Affidavit.

<sup>3</sup> Upon information and belief, the New York Police Department may have unlawfully aided and abetted Respondent’s illegal December 14, 2022 eviction of Petitioner from the Subject Building in the absence of a judgment of possession, warrant of eviction, and/or writ of ejectment, in violation of Petitioner’s civil and constitutional rights. *See* Williams Affidavit.

tenant harassment.

9. Equally distressing, upon information and belief, upon changing the locks and entering the Subject Building on December 14, 2022, Respondent damaged Petitioner's property including but not limited to disconnecting security cameras and tampering and/or removing other items belonging to Petitioner.

10. Based on the Respondent's flagrant disregard for the law, I request that the Petitioner forthwith be restored to possession and that a hearing be scheduled on its treble damages and commercial tenant harassment which includes but is not limited to damages and attorney's fees.

[SIGNATURE PAGE TO FOLLOW]

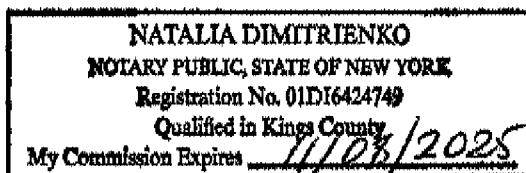
WHEREFORE, Movant respectfully requests that this Court grant its Order to Show Cause in its entirety together with such other and further relief as the Court deems just and proper.



 FURNI  
Joseph Williams  
APN

Sworn to before me this  
15<sup>th</sup> day of December 2022

  
\_\_\_\_\_  
Notary Public



# EXHIBIT A

Nicholas Yokos, Esq., an attorney duly admitted to practice before the Courts of the State of New York certifies and affirms pursuant to CPLR 2105 and CPLR 4543 that this copy has been compared by me with the original electronically filed on ACRIS, and found to be a true and complete copy.

Dated: December 15 2022

*Nicholas G. Yokos*

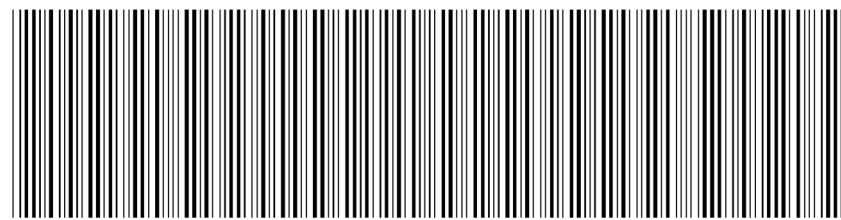
---

Nicholas Yokos, Esq.

Case 1:22-cv-07732 Document 1-1 Filed 12/19/22 Page 18 of 52 PageID #: 23

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2015011400850001001E7175

**RECORDING AND ENDORSEMENT COVER PAGE****PAGE 1 OF 4****Document ID: 2015011400850001**

Document Date: 12-26-2014

Preparation Date: 01-14-2015

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

FIFTH AVENUE TITLE AGENCY INC  
1115 51ST STREET  
BROOKLYN, NY 11219  
718-484-1130  
MALKA@FIFTHAVENUETITLE.COM

**RETURN TO:**

FIFTH AVENUE TITLE AGENCY INC  
1115 51ST STREET  
BROOKLYN, NY 11219  
718-484-1130  
MALKA@FIFTHAVENUETITLE.COM

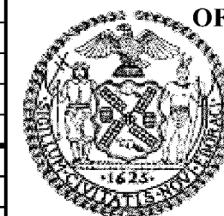
<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>PROPERTY DATA</b>
			<b>Unit</b> <b>Address</b>
BROOKLYN	7955	1	Entire Lot      5904 FOSTER AVENUE

**Property Type:** OTHER**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES****GRANTOR/SELLER:**  
CLAIRA REALTY, LLC  
4904 FOSTER AVENUE  
BROOKLYN, NY 11234**GRANTEE/BUYER:**  
TRIPLE C'S VENTURES, LLC  
5904 FOSTER AVENUE  
BROOKLYN, NY 11234**FEES AND TAXES****Mortgage :**

Mortgage Amount:	\$ 0.00
Taxable Mortgage Amount:	\$ 0.00
Exemption:	
TAXES: County (Basic):	\$ 0.00
City (Additional):	\$ 0.00
Spec (Additional):	\$ 0.00
TASF:	\$ 0.00
MTA:	\$ 0.00
NYCTA:	\$ 0.00
Additional MRT:	\$ 0.00
<b>TOTAL:</b>	<b>\$ 0.00</b>
Recording Fee:	\$ 52.00
Affidavit Fee:	\$ 0.00



**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

Recorded/Filed 01-24-2015 10:30  
City Register File No.(CRFN):  
**2015000028032**

City Register Official Signature

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 26th day of DECEMBER 2014

BETWEEN

CLAIRA REALTY, LLC having an address at 5904 Foster Avenue, Brooklyn, New York 11234

RECORD & RETURN TO:

FIFTH AVENUE TITLE AGENCY  
1115 - 51st STREET  
BROOKLYN, NY 11219

party of the first part, and

TRIPLE C's VENTURES, LLC having an address at 5904 Foster Avenue, Brooklyn, New York 11234

party of the second part.

WITNESSETH, that the party of the first part, in consideration of

dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SCHEDULE A ATTACHED HERETO AND MADE PART OF

BLOCK 7955  
LOT 1  
KINGS COUNTY

PREMISES HEREIN KNOWN AS 5904 FOSTER AVENUE, BROOKLYN, NEW YORK

Grantors is/are the same person(s) described as Grantee(s) in deed recorded/filed in CRFN 2006000299524.

Being the same premises described in the deed to the parties of the first part herein by deed dated 5/11/06 recorded 5/30/06 in CRFN 2006000299524.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
CLAIRA REALTY LLC  
by ISRAEL SHLOMO Side number

## ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of KINGS

, ss:

On the 26th day of DECEMBER in the year 2014  
before me, the undersigned, personally appeared

ISRAEL SHLOMOV

personally known to me or proved to me on the basis of satisfactory  
evidence to be the individual(s) whose name(s) is (are) subscribed to the  
within instrument and acknowledged to me that he/she/they executed the  
same in his/her/their capacity(ies), and that by his/her/their signature(s)  
on the instrument, the individual(s), or the person upon behalf of which  
the individual(s) acted, executed the instrument  
Moshe Fried  
Notary Public, State of New York  
No. 01FR6131321  
Qualified in Kings County  
Commission Expires August 1, 2020

## ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of

, ss:

On the day of in the year  
before me, the undersigned, personally appearedpersonally known to me or proved to me on the basis of satisfactory  
evidence to be the individual(s) whose name(s) is (are) subscribed to the  
within instrument and acknowledged to me that he/she/they executed the  
same in his/her/their capacity(ies), and that by his/her/their signature(s)  
on the instrument, the individual(s), or the person upon behalf of which  
the individual(s) acted, executed the instrumentACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN  
IN NEW YORK STATE

State of New York, County of

, ss:

On the day of in the year  
before me, the undersigned, a Notary Public in and for said State,  
personally appeared  
the subscribing witness to the foregoing instrument, with whom I am  
personally acquainted, who, being by me duly sworn, did depose and say  
that he/she/they reside(s) in(If the place of residence is in a city, include the street and street number if any, therefrom;  
that he/she/they know(s)to be the individual described in and who executed the foregoing  
instrument; that said subscribing witness was present and saw said  
execute the same; and that said witness at the same time subscribed  
his/her/their name(s) as a witness theretoACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK  
STATE

\*State of , County of , ss:

\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of DECEMBER in the year 2014  
before me, the undersigned personally appearedPersonally known to me or proved to me on the basis of satisfactory  
evidence to be the individual(s) whose name(s) is (are) subscribed to the  
within instrument and acknowledged to me that he/she/they executed the  
same in his/her/their capacity(ies), that by his/her/their signature(s)  
on the instrument, the individual(s) or the person upon behalf of which the  
individual(s) acted, executed the instrument, and that such individual  
make such appearance before the undersigned in the(add the city or political subdivision and the state or country or other  
place the acknowledgement was taken).Bargain and Sale Deed  
With Covenants

Title No.

SECTION:

BLOCK:

LOT:

COUNTY OR TOWN:

TO

RETURN BY MAIL TO:

DISTRIBUTED BY  
  
YOUR TITLE EXPERTS  
The Judicial Title Insurance Agency LLC  
800-281-TITLE (8485) FAX: 800-FAX-8396

**SCHEDULE A (Description)**

**ALL** that certain lot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

**BEGINNING** at a corner formed by the intersection of the southerly side of Foster Avenue with the easterly side of East 59th Street;

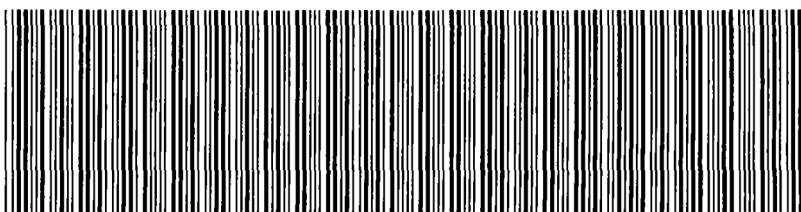
**RUNNING THENCE** southerly along the easterly side of East 59th Street, 66.69 feet;

**THENCE** easterly at right angles to East 59th Street, 100 feet;

**THENCE** northerly parallel with easterly side of 59th Street, 138.48 feet to the southerly side of Foster Avenue;

**THENCE** southwesterly along the southeasterly side of Foster Avenue, 123.10 feet to the corner at the point or place of **BEGINNING**.

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2015011400850001001SBFF4

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID:** 2015011400850001

Document Date: 12-26-2014

Preparation Date: 01-14-2015

Document Type: DEED

**ASSOCIATED TAX FORM ID:** 2014122600181

**SUPPORTING DOCUMENTS SUBMITTED:**

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	Page Count
RP - 5217 REAL PROPERTY TRANSFER REPORT	1
SMOKE DETECTOR AFFIDAVIT	2
	1

Case 1:22-cv-07732 Document 1-1 Filed 12/19/22 Page 23 of 52 PageID #: 28

## CITY REGISTRATION

FOR CITY USE ONLY

C1. County Code

C2. Date Deed Recorded

Month / Day / Year

C3. Book

OR

C5. CRFN

C4. Page

JAN 16 2015



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location 5904 FOSTER AVENUE BROOKLYN 11234  
STREET NUMBER STREET NAME BOROUGH ZIP CODE2. Buyer Name TRIPLE C'S VENTURES, LLC  
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)  
LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR  Part of a Parcel  
4A. Planning Board Approval - N/A for NYC  
4B. Agricultural District Notice - N/A for NYC5. Deed Property Size FRONT FEET X DEPTH OR ACRES  
Check the boxes below as they apply:  
5. Deed Property Size FRONT FEET X DEPTH OR ACRES  
Check the boxes below as they apply:  
6. Ownership Type is Condominium  
7. New Construction on Vacant Land8. Seller Name CLAIRA REALTY, LLC  
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A  One Family Residential C  Residential Vacant Land E  Commercial G  Entertainment / Amusement I  Industrial  
B  2 or 3 Family Residential D  Non-Residential Vacant Land F  Apartment H  Community Service J  Public Service

## SALE INFORMATION

10. Sale Contract Date 10 / 12 / 2014  
Month Day Year11. Date of Sale / Transfer 12 / 26 / 2014  
Month Day Year

12. Full Sale Price \$ 2 2 0 0 0 0 0

( Full Sale Price is the total amount paid for the property including personal property.  
This payment may be in the form of cash, other property or goods, or the assumption of  
mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

- A  Sale Between Relatives or Former Relatives
- B  Sale Between Related Companies or Partners in Business
- C  One of the Buyers is also a Seller
- D  Buyer or Seller is Government Agency or Lending Institution
- E  Deed Type not Warranty or Bargain and Sale (Specify Below)
- F  Sale of Fractional or Less than Fee Interest (Specify Below)
- G  Significant Change in Property Between Taxable Status and Sale Dates
- H  Sale of Business is Included in Sale Price
- I  Other Unusual Factors Affecting Sale Price (Specify Below)
- J  None

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class F 9 16. Total Assessed Value (of all parcels in transfer) 2 9 4 3 0 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

BROOKLYN 7955 1

201412260018120102

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER		BUYER'S ATTORNEY	
 BUYER SIGNATURE 5904 FOSTER AVENUE		DATE 12/26/14	LAST NAME   FIRST NAME 
STREET NUMBER 5904	STREET NAME (AFTER SALE) BROOKLYN	AREA CODE 10	TELEPHONE NUMBER SELLER
CITY OR TOWN BROOKLYN	STATE NY	ZIP CODE 11234	SELLER SIGNATURE DATE 12/26/14
Tr.iple C's Ventures, LLC, by Fummi Williams, Sole Member			
Claira Realty, LLC by Israel Shlomy, Sole Member			

2014122600181201

**Affidavit of Compliance with Smoke Detector Requirement for One and-Two Family Dwellings**

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York )  
County of Kings ) SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

5904 FOSTER AVENUE

**Street Address**

**Unit/Apt.**

**BROOKLYN** **New York,** **7955** **1** (the "Premises");  
**Borough** **Block** **Lot**

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

<u>CLAIR REACTY LLC by ISRAEL SHLOMO</u> Name of Grantor (Type or Print)		<u>Sole Member</u> Name of Grantee (Type or Print)
		
<b>Signature of Grantor</b>		<b>Signature of Grantee</b>
<b>SEAL</b>		
<b>Sworn to before me</b> this <u>26</u> date of <u>December</u> <u>2014</u>		<b>Sworn to before me</b> this <u>26</u> date of <u>December</u> <u>2014</u>
 Moshe Freund Notary Public, State of New York No. 01FR6131321 Qualified in Kings County Commission Expires August 1, 2017		 Moshe Freund Notary Public, State of New York No. 01FR6131321 Qualified in Kings County Commission Expires August 1, 2017

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**



**The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108**

[www.nyc.gov/dep](http://www.nyc.gov/dep)

## **Customer Registration Form for Water and Sewer Billing**

### **Property and Owner Information:**

(1) **Property receiving service:** BOROUGH: BROOKLYN      **BLOCK:** 7955      **LOT:** 1

(2) **Property Address:** 5904 FOSTER AVENUE, BROOKLYN, NY 11234

(3) **Owner's Name:** TRIPLE C'S VENTURES, LLC

**Additional Name:**

---

### **Affirmation:**

Your water & sewer bills will be sent to the property address shown above.

---

### **Customer Billing Information:**

#### **Please Note:**

A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.

B. Original bills for water and/or sewer service will be mailed to the owner, at the property address or to an alternate mailing address. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

---

### **Owner's Approval:**

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: *Triple C's Ventures*

Signature: *[Signature]* Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: *Funwill Williams, Sole Member*

# Exhibit B

RECEIVED NYSCEF 12/16/2022  
INDEX NO. LT-329489/22/K22  
AS Part of PPL of the Supreme  
Court of the State of New York,  
Kings County, located at 360 Adams  
Street, Brooklyn New York, on the  
6th day of September 2022.

PRESENT: Hon. Mark I. Partnow, JSC

NYCTL 2017-A Trust

**SHORT FORM ORDER**

- against -

YYSB Trust, et al,

*Plaintiff(s)*

Index No. 504666 /2018

Cat. No. \_\_\_\_\_

*Defendant(s)*

**Recitation of the papers considered in review of this motion:**

**Papers Numbered**

Notice of Motion - Order to Show Cause  
and Affidavits (Affirmations) Annexed

Answering Affidavit (Affirmation)

Reply Affidavit (Affirmation)

Affidavit (Affirmation)

Pleadings - Exhibits

Stipulations - Minutes

Filed Papers

5904 Foster Avenue Trust's order to show cause (sequence 5) to direct Triple C's Venture's ejectment from the premises located at 5904 Foster Avenue is denied, without prejudice with leave to renew. Movant has failed to submit evidence of proper notice pursuant to RPAPL 713 and RPAPL 735 (see 21st Mortgage Corporation v. Hall, 187 AD3d 742 [2d Dept 2020]). To the extent movant is moving under some other statutory authority, movant fails to cite to said authority (see generally, NYCTL 1998-1 Trust v. Rodriguez, 50 Misc.3d 537, 541 [Sup Ct, Kings County 2015]). The portion of the order to show cause to enjoin Triple C's Venture from taking any action to sell, transfer, alienate or encumber any interest is denied as

For Clerks use only

MG

MD

Motion Seq. # 5

**ENTER**

See page 2

Mark Partnow

JSC

*page 1 of 2*

Dated: 9 /16 /2022

Index No. 504666 /2018

Plaintiff(s) NYCTL 2017-A Trust vs. Defendant(s) YYSB Trust, et al

according to the documents submitted in this action, the current owner of the property is YYSB Trust. Triple C's Venture's previous attempt to intervene as the purported owner of the property was denied by order dated May 13, 2022.

2022 SEP 26 AM 9:27  
KINGS COUNTY CLERK  
FILED

ENTERED / SO ORDERED

JSC

Page 2 of 2

# Exhibit C

5904 FOSTER AVENUE TRUST

c/o RICHARD L. YELLEN & ASSOCIATES, LLP  
111 BROADWAY, SUITE 1403  
NEW YORK, NEW YORK 10006

To each of:

Glory of God Global Ministry Inc.  
Triple C's Ventures, LLC  
Pastor Williams  
John Doe, Jane Doe, and XYC LLC  
and all parties claiming right to possession  
therethrough relating to the below  
referenced Premises  
5904 Foster Avenue  
Brooklyn, NY

Re: 5904 Foster Avenue, Brooklyn, NY

PLEASE TAKE NOTICE that the real property and building thereon known as and located at 5904 Foster Avenue, Brooklyn, NY - Kings County Block: 7955, Lot: 1 in the State of New York (hereinafter the "Premises") has been sold in foreclosure pursuant to a Referee's Deed dated February 28, 2022. A copy of a certified copy of the Referee's Deed is attached hereto.

PLEASE TAKE NOTICE that, pursuant to the Referee's Deed, 5904 Foster Avenue Trust ("Owner") is the owner of, and entitled to the immediate possession of, the Premises; and by reason therefore, you, your family, friends, congregants, members, licensees, and all the other persons claiming under you are no longer entitled to possession thereof; and that your continuance in possession of said Premises is without the permission of Owner.

PLEASE TAKE NOTICE that the undersigned hereby demands that you and all other persons so occupying said premises remove therefrom and deliver possession thereof to the undersigned on or before ten (10) days after completion of service of this notice upon you.

PLEASE TAKE FURTHER NOTICE that upon your failure to do so, a motion will be filed in a court of proper jurisdiction to evict and remove you from the premises.

TAKE FURTHER NOTICE that if you are a servicemember or the dependent of a servicemember during a period of military service you may be entitled to a stay of the proceedings for a period of ninety (90) days or an adjustment of the rent obligation pursuant to the Servicemembers Civil Relief Act ("SCRA"). You must immediately provide proof of military service to determine eligibility for possible additional rights under SCRA.

TAKE FURTHER NOTICE that counterparts of this Ten-Day Notice, whether executed or transmitted in one or more counterparts by electronic signature, ink signature, hard copy, facsimile, or e-

5904 FOSTER AVENUE TRUST  
c/o RICHARD L. YELLEN & ASSOCIATES, LLP  
111 BROADWAY, SUITE 1403  
NEW YORK, NEW YORK 10006

mail, each of such counterparts in whatever format shall be deemed an original for all purposes, including without limitation the purpose of filing with the Court.

Dated: November 9, 2022

Richard L. Yellen & Associates, LLP

/s/

Brendan C. Kombol, Esq.  
111 Broadway, Suite 1403  
New York, NY 10006  
[bkombol@yellenlaw.com](mailto:bkombol@yellenlaw.com)  
Counsel for Owner  
With authority from Lamar Whitehead, Trustee

# Exhibit D

Nicholas Yokos, Esq., an attorney duly admitted to practice before the Courts of the State of New York certifies and affirms pursuant to CPLR 2105 and CPLR 4543 that this copy has been compared by me with the original electronically filed on ACRIS, and found to be a true and complete copy.

Dated: December 15, 2022

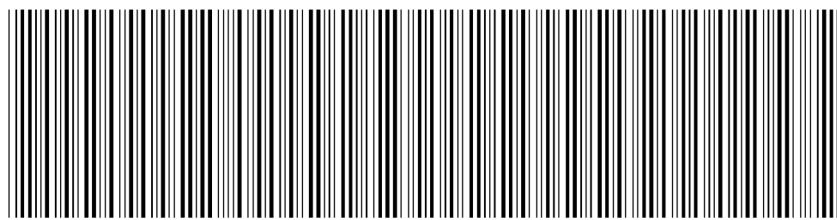
*Nicholas G. Yokos*

---

Nicholas Yokos, Esq.

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2022032200712001001EE93C

**RECORDING AND ENDORSEMENT COVER PAGE****PAGE 1 OF 5****Document ID: 2022032200712001**

Document Date: 02-28-2022

Preparation Date: 03-22-2022

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

ADVANTAGE FORECLOSURE SERVICES, INC.  
201 OLD COUNTRY ROAD  
SUITE 200, NY 11747

**RETURN TO:**

ADVANTAGE FORECLOSURE SERVICES, INC.  
201 OLD COUNTRY ROAD  
SUITE 200, NY 11747

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>PROPERTY DATA</b>
			<b>Unit</b> <b>Address</b>
BROOKLYN	7955	1	Entire Lot      5904 FOSTER AVENUE

**Property Type:** RELIGIOUS STRUCTURE**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES****GRANTOR/SELLER:**

JAMES MARTIN CAFFREY, ESQ., REFEREE  
111 JOHN STREET, SUITE 1100  
NEW YORK, NY 10028

**GRANTEE/BUYER:**

5904 FOSTER AVENUE TRUST  
1078 E. 15TH STREET  
BROOKLYN, NY 11230

**FEES AND TAXES****Mortgage :**

Mortgage Amount:	\$ 0.00
Taxable Mortgage Amount:	\$ 0.00
Exemption:	
TAXES: County (Basic):	\$ 0.00
City (Additional):	\$ 0.00
Spec (Additional):	\$ 0.00
TASF:	\$ 0.00
MTA:	\$ 0.00
NYCTA:	\$ 0.00
Additional MRT:	\$ 0.00
TOTAL:	\$ 0.00
Recording Fee:	\$ 57.00
Affidavit Fee:	\$ 0.00

Filing Fee:	\$ 250.00
NYC Real Property Transfer Tax:	\$ 0.00
NYS Real Estate Transfer Tax:	\$ 7,760.00

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**
**CITY OF NEW YORK**

Recorded/Filed 03-28-2022 13:21  
City Register File No.(CRFN):  
**2022000131088**


*City Register Official Signature*

## REFEREE DEED

**THIS DEED**, made as of February 28, 2022,

**BETWEEN** JAMES MARTIN CAFFREY, Esq., having offices at 111 John Street, Suite 1100, New York, New York 11230, the Referee duly appointed in the foreclosure action hereinafter mentioned, as Grantor, and

5904 FOSTER AVENUE TRUST, whose address is 1078 E. 15<sup>th</sup> Street, Brooklyn, New York 11230, as Grantee,

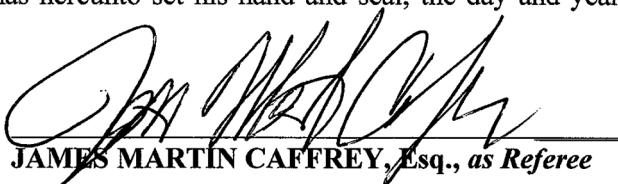
**WITNESSETH**, that the Grantor, being the Referee appointed in a foreclosure action between NYCTL 2017-A TRUST, and THE BANK OF NEW YORK as Collateral Agent and Custodian for the NYCTL 2017-A Trust, Plaintiff, and YYSB TRUST, et al., Defendants, filed under Index Number 504666/2018 the Supreme Court of the State of New York, held in and for the County of Kings, foreclosing certain tax as evidenced by a certain Tax Lien Certificate 3A, dated August 3, 2017, recorded on August 15, 2017, under CRFN 2017000303427, in pursuance of a Judgment of Foreclosure and Sale entered in the New York Supreme Court, County of Kings, on March 3, 2020, and in consideration of the sum of ONE MILLION NINE HUNDRED FORTY THOUSAND DOLLARS (\$1,940,000.00) paid by the Grantee, being the highest bidder at the sale under such Judgment of Foreclosure and Sale, does hereby grant and convey unto the Grantee,

Said premises known as 5904 Foster Avenue, Brooklyn, NY, described in Schedule "A" attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the Premises described in Schedule "A" and hereby conveyed unto the Grantee, its successors and assigns forever.

Premises are not subject to a Credit Line Mortgage.

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal, the day and year first above written.



JAMES MARTIN CAFFREY, Esq., as Referee

304650.1621  
{11479333:1}

**ACKNOWLEDGMENT**

STATE OF NEW YORK )  
: ss.:  
COUNTY OF NEW YORK )

*March*

On the 1 day of February, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared JAMES MARTIN CAFFREY, Esq., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of whom the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

IZABELA A. RUIZ  
Notary Public, State of New York  
Reg. No. 01RU6211985  
Qualified in Queens County  
Commission Expires Sept. 28, 2025

304650.1621  
{11479333:1}

FILED: KINGS COUNTY CLERK 03/07/2018 10:39 AM  
NYSCEF DOC. NO. 5

INDEX NO. 504666/2018  
RECEIVED NYSCEF: 03/07/2018

**ADVANTAGE FORECLOSURE SERVICES, INC.**

**Title No. FCL-134873-18 (File No. 304650.1621)**

**SCHEDULE A  
DESCRIPTION**

**Block 7955 and Lot 1**

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a corner formed by the intersection of the Southerly side of Foster Avenue with the Easterly side of East 59<sup>th</sup> Street;

RUNNING THENCE Southerly along the Easterly side of East 59<sup>th</sup> Street, 66.69 feet;

THENCE Easterly at right angles to East 59<sup>th</sup> Street, 100 feet;

THENCE Northerly parallel with the Easterly side of 59<sup>th</sup> Street, 138.48 feet to the Southerly side of Foster Avenue;

THENCE Southwesterly along the Southeasterly side of Foster Avenue, 123.10 feet to the corner at the point or place of BEGINNING.

**Premises known as 5904 Foster Avenue, Brooklyn, New York**

JAMES MARTIN CAFFREY, Esq.

Referee,

to

5904 FOSTER AVENUE TRUST,

Grantee.

---

**REFEREE'S DEED  
IN FORECLOSURE**

---

Dated: February 28, 2022

The land affected by the within instrument  
lies in Kings County.

Block: 7955  
Lot: 1

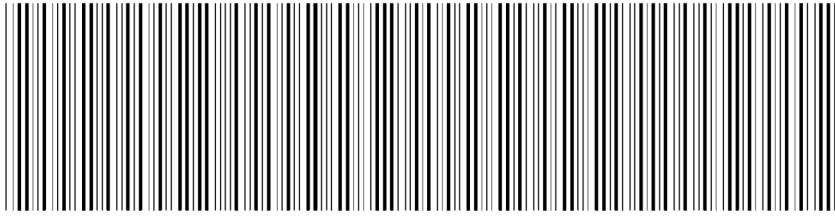
Address: 5904 Foster Avenue, Brooklyn, NY

**RECORD & RETURN TO:**

5904 Foster Avenue Trust  
c/o Israel Grossman  
1078 E. 15<sup>th</sup> Street  
Brooklyn, NY 11230

304650.1621  
{11479333:1}

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2022032200712001001S27BD

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID:** 2022032200712001

Document Date: 02-28-2022

Preparation Date: 03-22-2022

Document Type: DEED

**ASSOCIATED TAX FORM ID:** 2022021800238

**SUPPORTING DOCUMENTS SUBMITTED:**

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	2
SMOKE DETECTOR AFFIDAVIT	1



**The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108**

# Customer Registration Form for Water and Sewer Billing

### **Property and Owner Information:**

(1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 7955 LOT: 1

(2) Property Address: 5904 FOSTER AVENUE, BROOKLYN, NY 11234

(3) Owner's Name: 5904 FOSTER AVENUE TRUST

**Additional Name:**

## **Affirmation:**

 Your water & sewer bills will be sent to the property address shown above.

### **Customer Billing Information:**

**Please Note:**

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: Michael Moses

Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:



CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

<b>BUYER</b> <i>Michael Moses</i>		<b>BUYER'S ATTORNEY</b>	
BUYER SIGNATURE	DATE	LAST NAME	FIRST NAME
1078 E. 15TH STREET			
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER
BROOKLYN	NY	11230	SELLER
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE
		DATE	

*John C. L. Reference 3/1/22*

2022021800238201

## AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York } SS.:  
County of }

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

5904 FOSTER AVENUE

Street Address Unit/Apt.

BROOKLYN New York, 7955 1 (the "Premises");  
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Name of Grantor (Type or Print)

Signature of Grantor

Sworn to before me

this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Name of Grantee (Type or Print)

*Michael Moses*

Signature of Grantee

Sworn to before me

this \_\_\_\_\_ day of February 20 22

*Sarah Kassai*

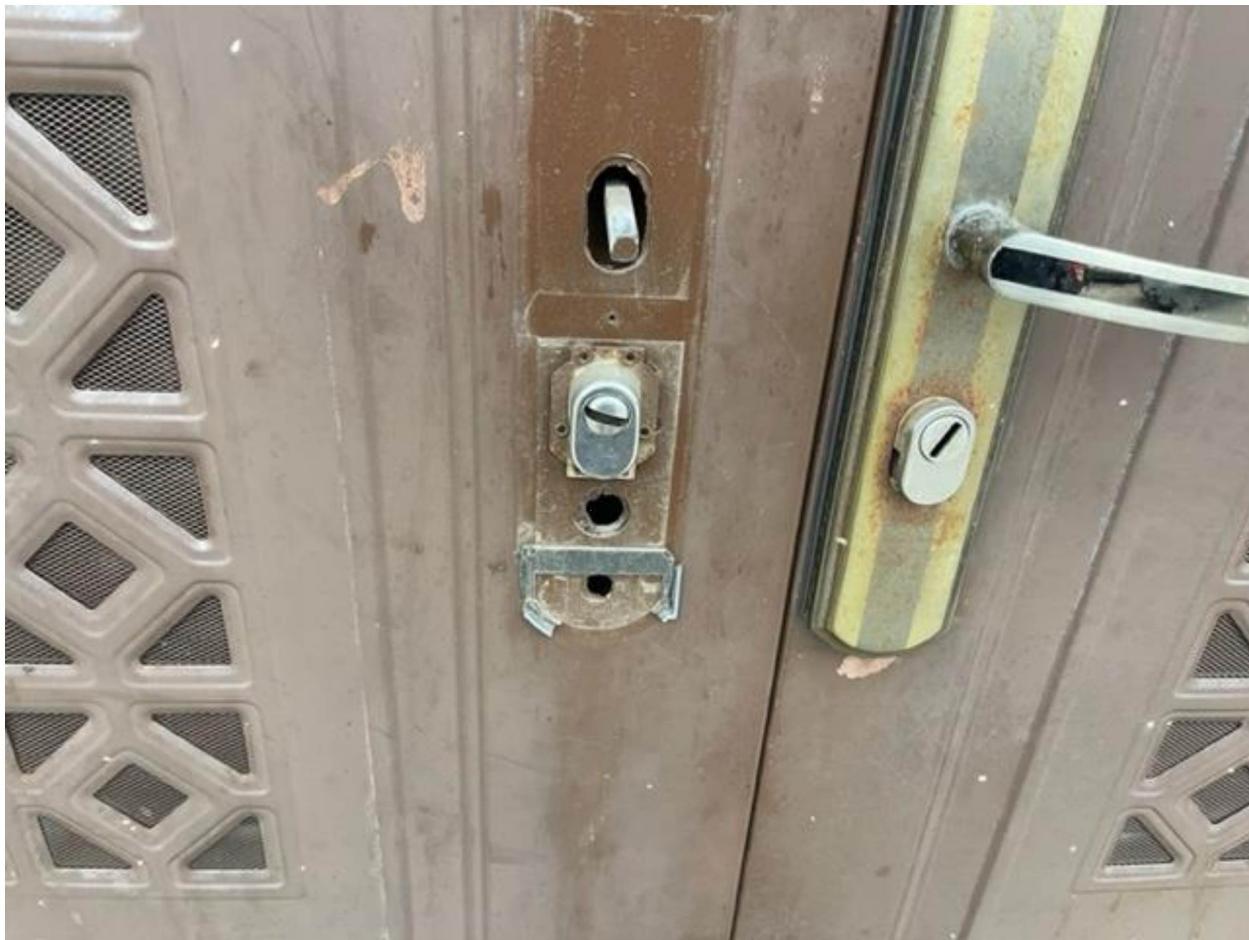
SARAH KASSAI  
NOTARY PUBLIC, State of New York  
No. 24-4731297  
Qualified in Kings County  
Commission Expires June 30, 2022

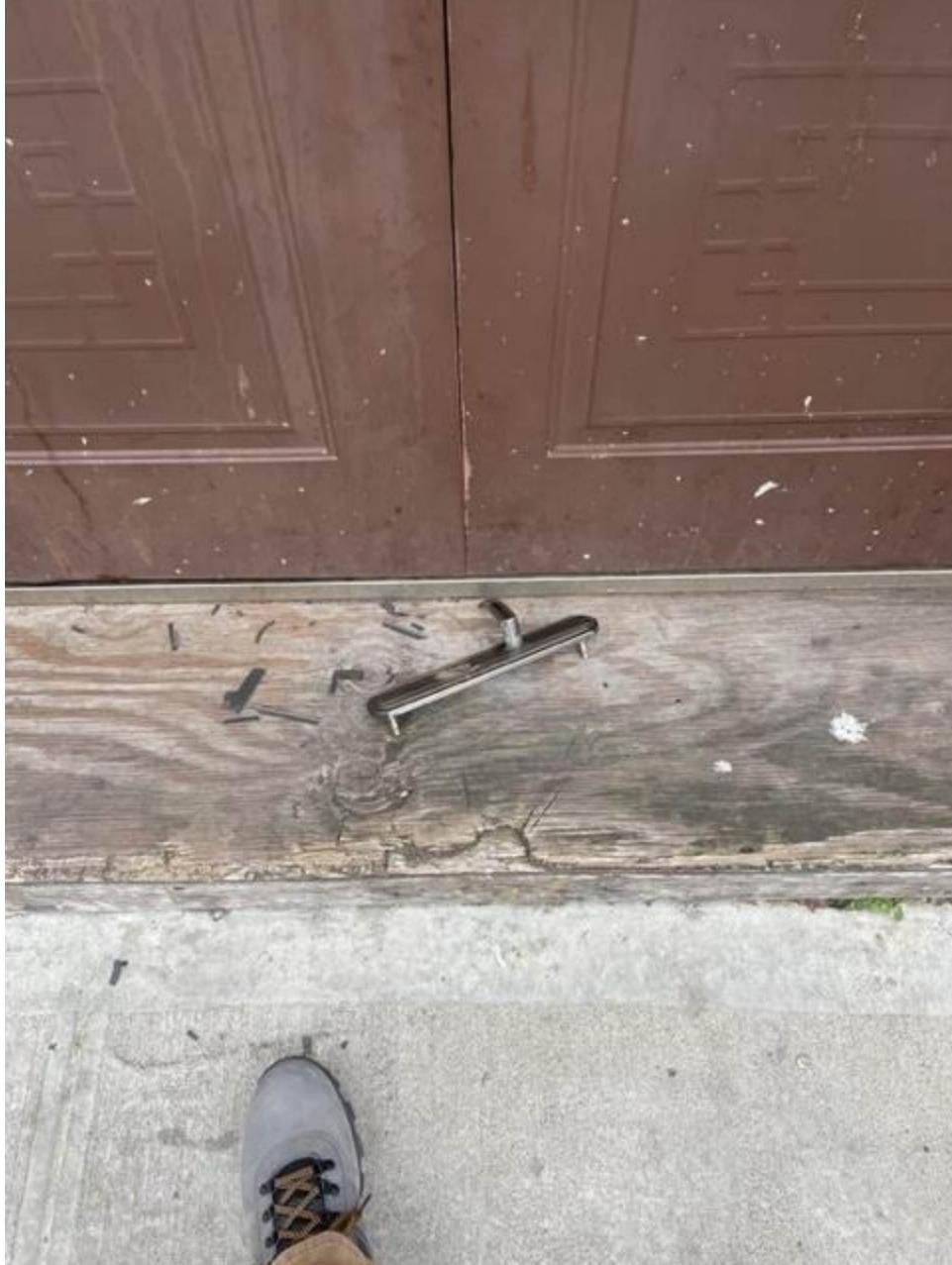
These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**

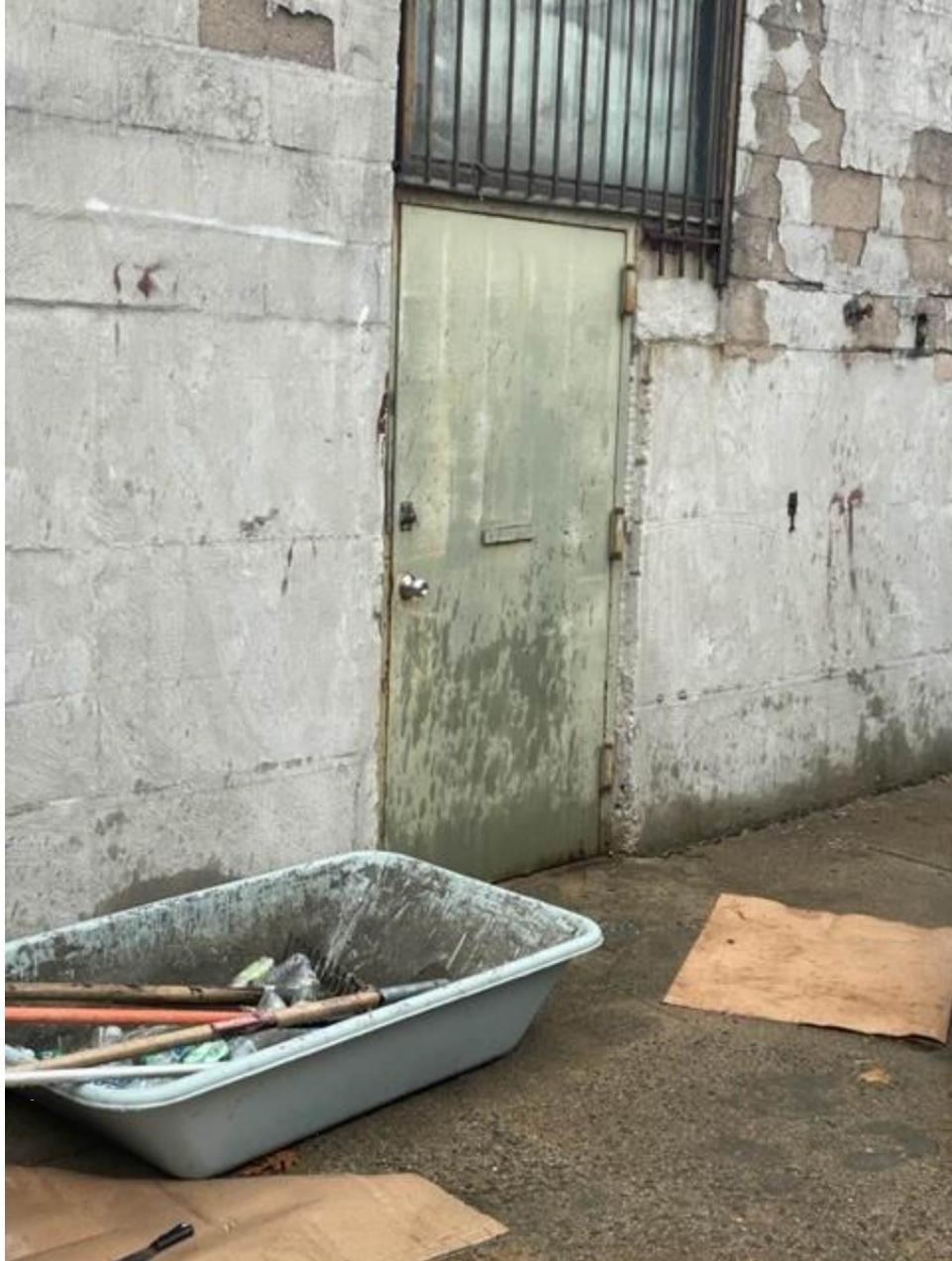
2022021800238101

# Exhibit E













CIVIL COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

-----X  
GLORY OF GOD GLOBAL MINISTRY INC.  
Petitioner-Tenant,

-against-

5904 FOSTER AVENUE TRUST  
Respondent-Owner.

Index No.: 329469/2022

**AFFIDAVIT OF SERVICE  
VIA OVERNIGHT COURIER**

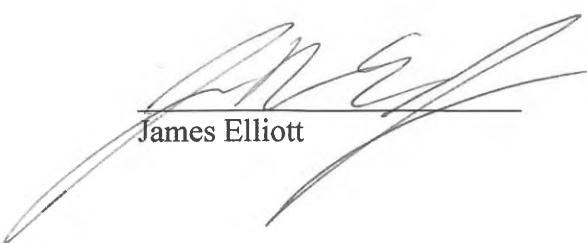
-----X  
STATE OF NEW YORK )  
                          )  
                          ) ss.  
COUNTY OF NEW YORK )

James Elliott, being duly sworn deposes and says:

1. I am not a party to the action, am over 18 years of age and reside in the County of Kings, City and State of New York.

2. On December 19, 2022, I served the **Order to Show Cause To Be Restore to Possession with supporting documents, Verified Petition, and Notice of Electronic Filing** in this proceeding, and caused the same to be delivered by Federal Express Overnight Delivery to the address of the addressee(s) indicated below, which has been designated for service by the addressee(s) or, if no such address has been designated, is the last known address of the addressee(s):

RICHARD L. YELLEN & ASSOCIATES LLP  
*Attorneys for Respondent-Owner*  
111 Broadway, Suite 1403  
New York, New York 10006



James Elliott

Sworn to before me on the  
19<sup>th</sup> day of December 2022

Tamara Biambey  
NOTARY PUBLIC

TAMARA BIAMBAY  
Notary Public, State of New York  
No. 01Bi6224238  
Qualified in Queens County  
Commission Expires June 28, 2026

[5354-0001/1554770/1]